PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR BLUFF CREEK ESTATES

STATE OF TEXAS	§ §	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN	§	

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Bluff Creek Estates Homeowners Association**, Inc.

- 1. The name of the subdivision is Bluff Creek Estates.
- 2. The name of the association is Bluff Creek Estates Homeowners Association, Inc.
- 3. The recording data for the subdivision is as follows:

Subdivision	Recording Data
Subdivision	Recording Data

Bluff Creek Estates

Bluff Creek Estates Phase 1, recorded on or about April 25, 2019, under Instrument No. 2019-0425010001900, Real Property Records, Collin County, Texas.

Bluff Creek Estates Phase 2, recorded on or about February 28, 2020, under Instrument No. 2020-0228010000880, Real Property Records, Collin County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Bluff Creek Estates, recorded on or about March 1, 2019, under Instrument No. 2019-0301000219280 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Bluff Creek Estates Homeowners Association, Inc. c/o Neighborhood Management, Inc.

1024 S. Greenville Avenue, Suite 230 Allen, Texas 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan Neighborhood Management, Inc. 1024 S. Greenville Avenue, Suite 230 Allen, Texas 75002

Telephone: 9792-359-1548

Email: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

https://neighborhoodmanagement.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee \$375.00

Updated Resale Certificate Fee \$75.00

Transfer Fee \$250.00

Optional Inspection Fee \$150.00

Reserve Funding Fee Six months of assessments

9. Other information the association considers appropriate:

For all resale and refinance information, please go to https://www.homewisedocs.com/

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this _______ day of _______, 2021.

Bluff Creek Estates Homeowners Association, Inc., a Texas non-profit corporation

By: Bevery Cooplar

Printed Name: Bevery Cooplar

Title: President NMT

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on the 32 day of September 2021, by Beverly Coshlan, Managing Agent of Bluff Creek Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Dearn Wells

Notary Public in and for the State of Texas

My Commission Expires: 8.5 - 2024

F/ManagementCertificates/2021BluffCreekEstates

